

86-3 (Palm Beach)

11/10/86
Planning Board
Received
11/12/86
sh

Rory Gaeddel
One Mandy Lane
Washingtonville Ny 10992
496-6242

Planning Board
Town of New Windsor

This letter is in regards to property on
Schwartz Lane - Rock Tavern.

A building permit was denied as the
planning board stated the road was not wide
enough and accessible to fire engines.

It was suggested that a homeowners
association be formed to establish whether
the other owners of properties on said lane
would be agreeable to the widening of the
road.

There are 9 parties owning property on
the lane. I have spoken to 4 of them and
they would be willing to have the road
widened. Three I have not contacted
I would like to know.

(1) How many property owners have to

he in agreement. I was told it was not necessary
for all to agree to said widening.

2.) The width the road must be

3.) Who is responsible for the widening of
the road financially.

4.) What procedure must be taken now.

I would appreciate it if you could let
me have this information as soon as
possible so that I could proceed with
whatever action is necessary.

Sincerely,
Rae Laessle

P.B. suggested
call & go to Town Board

August 13, 1986

Page 1.

Location:

... ..
... ..
represented by Elias Grevas LS

7.8 acres

Mr. Grevas: This property has not been subdivided. No variance granted.

A plan was presented several months ago. We went to the ZBA and applicant was denied.

Access of easement would serve back lot.

Original request was to cut bank.

Easement from lot one to lot two.

Mr. Jones: Are they going to use existing driveway?

Mr. Grevas: Yes.

Mr. Spignardo: They are including driveway in that 40,000 square feet?

Chairman Reynolds: What are they going to do?

Mr. Grevas: They want to make a two lot subdivision.

Mr. Scheible: How far up is lot two (2)?

Mr. Grevas: Seven (7) acres in the Town of New Windsor and remainder is in City of Newburgh.

Mr. Jones: You had to have 40,000 square feet to conform with zoning.

Mr. Grevas: The request is to take the bottom lot off.

Mr. Van Leeuwen: Is building fairly safe?

Mr. Spignardo: They were burned.

Mr. Babcock: I have been there with Bob Rodgers. We have asked them to clean up. There are ponds there. We sent letters to the owner. There are retention ponds there. We can't insist but we did ask that they be taken care of.

Mr. Schiefer: I think we had better go down there.

Chairman Reynolds: We will make an inspection.

* * *
Pollman Subdivision
Shwartz Lane
represented by Mr. Pollman

Chairman Reynolds: They are asking for two (2) lot subdivision.

Mr. Van Leeuwen: They came to see me and I suggested they come in and talk to the board.

Mr. Pollman: It is two hundred fifty (250 ft.) feet down Schwartz

Mr. Schaefer: Who owns the road?

Mr. McCarville: How wide is the right-a-way?

There are houses in there that shouldn't have had building permits. They should talk to the other people on the lane.

Discussion.

Mr. McCarville: We can't approve this because if there was an accident back there and an emergency vehicle couldn't get in the town might be sued.

Mr. Spignardo: I would like to expand on that. There are towns being sued because of poor planning.

Dennis Ohab explained his problem to the board. He would like to build a house in there. I can't afford to to the whole road.

Chairman Reynolds: We are going to take a tour out there.

Mr. Pollman: He is willing to improve his part of the road.

* * *

Planned Parenthood Site Plan
Route 94
represented by Greg Robie

Mr. Robie: I appeared before the board a few months ago. I went before the ZBA for a side yard variance.

Mr. Schiefer: Are all the reviews in?

Chairman Reynolds: No. Orange County Planning approved but suggested more landscaping be provided.

Fire Bureau disapproved because handicapped parking space is not designated.

I have not received the Engineer's report on this.

Mr. Robie: I did mark the spot with lines. This is not blacktopped. Perhaps he didn't see how I had marked it. I will see him.

* * *

Csubak Subdivision & Lot line change 86-50
located on Clarkview Road
represented by Patrick T. Kennedy LS

Chairman Reynolds read the application: This is at the southwest corner of Clarkview Road and Route 207. The west side of Clarkview Road. This has not been previously subdivided.

Mr. Kennedy: This property is on Clarkview Road as Mr. Reynolds stated.

Trailer Reviews

Hudsonview Trailer Park
Route 9W

Mr. Finnegan: Mrs. Toback is ill this evening. She has taken out two (2) trailers. She wants to put a double wide in. Mrs. Toback is not well. This is her site plan. (Showing the Board)
I would say let her bring it in. She wants to get a trailer in where they tore two (2) out.

Mr. Van Leeuwen: I would like to see her put trailer in and then show the Board.

Mr. Spignardo: She has two site plans. One with and one without.

Mr. Finnegan: She has paid her fees.
She has paid \$270.00.

Motion by Henry Van Leeuwen seconded by Ernest Spignardo that the Planning Board accpet the Hudsonview Trailer Park review as recommended by the Building Inspector and Zoning Inspector.

Roll call: All ayes, no nays (6-0).

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Derek Pollman Subdivision

Chairman Reynolds: There are several problems there.

1. Property on corner doesn't belong.
2. Fire Inspector did not approve.
3. Claim property runs to stone fence of Congelosi property.
Map is not correct.

He has work to do on it.

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Romano Subdivision.
represented by Patrick Kennedy LS
property on west side of Lake Road

Mr. Kennedy: The reason we went the shapes we did was for the lady who owns the property. She is happy to have a green area so she can go on the property.

Chairman Reynolds: We knew that you could come up with a better plan.

Mr. Van Leeuwen: We are going to ask you to show where the houses are.

Mr. Romano: Could we be on the next agenda?

Chairman Reynolds: Yes.

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 1/8/86
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid 125

APPLICATION FOR SUBDIVISION APPROVAL

Date: 1/7/86

1. Name of subdivision Polman
2. Name of applicant DIRK AND CARMELLA POLMAN Phone 496-6255
Address RT 207 ROCK TAVERN NY 12575
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record DIRK & Carmella Polman Phone 914-496-6255
Address RT. 207 ROCK TAVERN N.Y. 12575
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Eustance & Horowitz Phone 914-361-4541
Address Box 525 Circleville N.Y. 10919
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Bryant Gilman Phone 496 5414
Address 90 Main St Washingtonville NY 10992
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the SOUTH side of RT 207
(Street)
250 feet of DOWN SCHWARTZ LANE
(direction)
7. Total Acreage 6 1/2 Zone ~~S20A~~ R1 Number of Lots 2
8. Tax map designation: Section _____ Lot(s) _____
9. Has this property, or any portion of the property, previously been subdivided _____
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any variance concerning this property NO.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Pirk Polman, hereby depose and say that
all the above statements and the statements contained in the papers submitted herewith
are true.

Pirk Polman
Mailing Address RT 207
Box Town NJ 12575

SWORN to before me this

8th day of January, 1986
Shirley B. Hassenteufel
NOTARY PUBLIC
Notary Public, State of New York
No. 4784783
Qualified in Orange County
Commission Expires March 30, 1987



COUNTY OF ORANGE
LOUIS HEIMBACH, COUNTY EXECUTIVE

LOUIS J. CASCINO, P.E.
Commissioner

received by Planning Board
Aug. 29, 1986 sh
Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7851 - Garage 294-9115

August 27, 1986


Mr. Henry G. Reynolds, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: Subdivision Lands of Polman
N.Y.S. Route 207

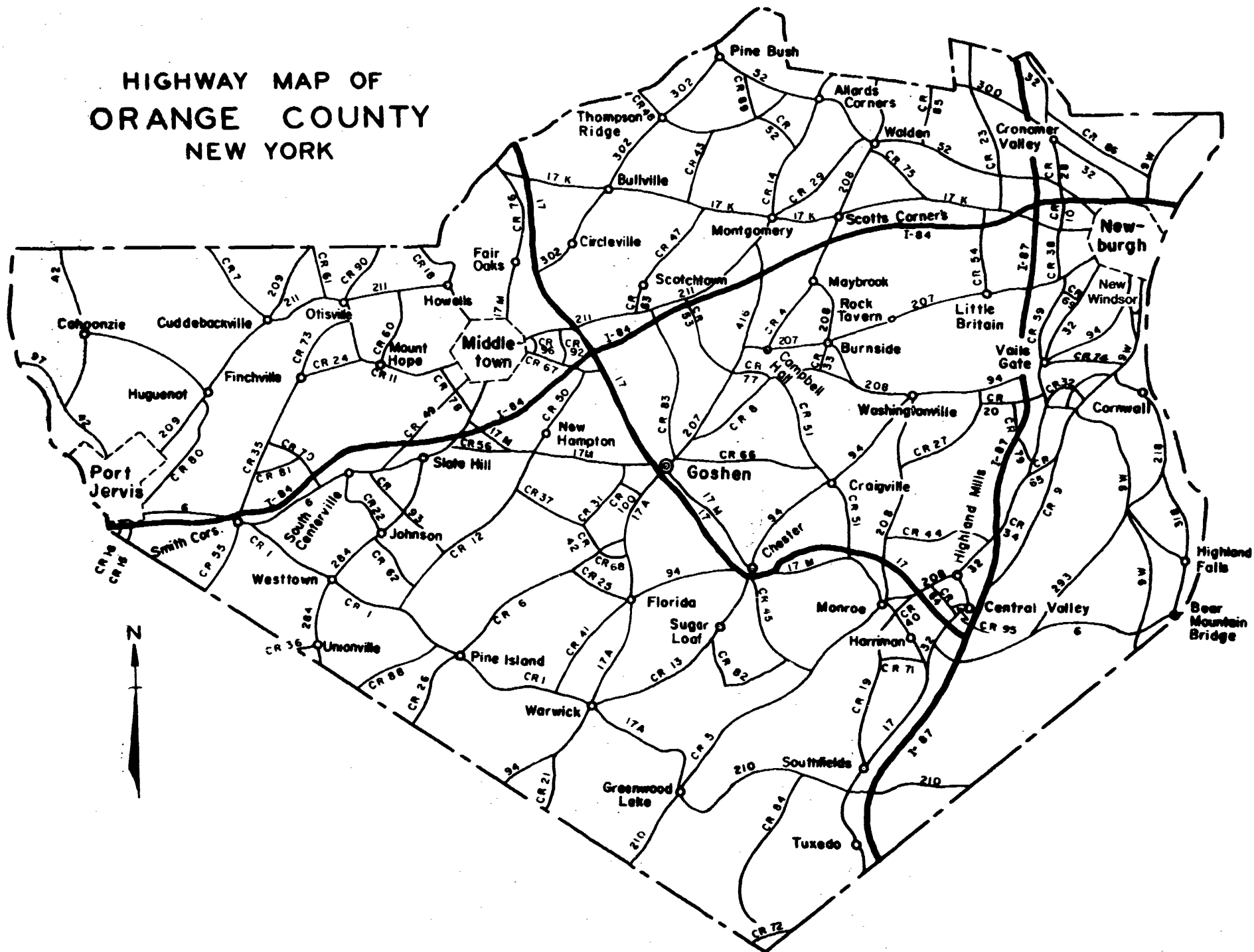
Dear Mr. Reynolds:

With reference to the above and the plan as prepared by Eustand and Horowitz, latest revision dated January 8, 1986, inasmuch as it is located on a State highway, we have no input. However, we will retain the map for future reference.

Very truly yours,


Robert W. Gilson
Division of Engineering

RWG/ljl





Louis Heimbach
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanzo, Director of Community Development

**ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

D P & D Reference No. NWT 26-16 N
County I.D. No. 1-1-1

Applicant DIRK " CARMELA POLMAN

Proposed Action: MINOR SUBDIVISION

State, County, Inter-Municipal Basis for 239 Review WITHIN 500' OF N.Y.S. 207

County Effects: None

Related Reviews and Permits _____

County Action:

☒ Approved

☐ Disapproved

Approved subject to the following modifications: _____

7/17/86
Date

Peter Garrison
Commissioner

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 9 April 1986

SUBJECT: Polman Site Plan

An inspection of the lands of Dirk and Carmella Polman was conducted on 25 March 1986, by Mr. Henry Reyns, Building Inspector Michael Babcock and myself.

Schwartz Lane is approximately 15 to 18 feet wide and about 2332 feet deep. Should a fire occur, there is insufficient road width for fire apparatus to pass each other on the lane. This will necessitate a portable tank being set up on Route 207, and then hose laid to the fire scene. Should that fire occur at the far end of Schwartz Lane, this will mean that 2332 feet of hose will have to be laid. Due to friction loss (5 pounds for each 50 feet of 2½ inch hose line) relay pumpers will have to be placed every 1000 feet along the hose lay, in order to maintain a sufficient amount of water to fight the fire. (Please see sketch)

- 1) Pumper on Route 207 to pump from the Portable tank.
- 2) Second pumper 1000 feet from Route 207.
- 3) Third pumper 2000 feet from Route 207.
- 4) Fourth pumper at the fire scene.

As you can see from the sketch, it is a considerable amount of distance to lay hose and to pump water for fire fighting purposes. In addition to these four (4) pumpers, additional apparatus will be needed in the form of tankers in order to transport water to the portable tank.

Although the Bureau of Fire Prevention approved the site plan, I believe the Planning Board should consider present Right-Of-Way requirements, prior to final approval of the site.

Thank you for your time.

Respectfully,


Robert F. Rodgers

cc: Bureau of Fire Prevention

